

City of York Board of Architectural Review
Minutes
April 14, 2020

Members present:

Chairperson Beth Bailey
Linda Lowman
Diane Hanlon
Gary Stewart
A. Lee McLin
Gene Gaulin
Quinn Witte

Members absent:

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
Public Information Officer Fritz
Brandon Deas
Scott Parker
Lorraine Stewart
Dan Schmidt

Chairperson Beth Bailey called the meeting to order at 3:01 p.m. and stated the following:

1. Due to the COVID-19 pandemic, York City Council adopted an emergency ordinance allowing meetings to be conducted exclusively through the use of electronic, computer-based medium.
2. The City has chosen to conduct the meeting through the use of GoToMeeting while streaming on Facebook Live.
3. She greatly appreciated the willingness of everyone to adapt to this new environment and adjust to the new format.

The first item of business was approval of the draft Minutes from the March 2, 2020 meeting. Upon a Motion by Quinn Witte, seconded by Gene Gaulin, the Board unanimously approved the Minutes as submitted.

The second item of business was consideration of a certificate of appropriateness (COA) application to replace awnings at 2 North Congress Street.

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Gary Stewart, seconded by Quinn Witte, the Board unanimously approved the application as submitted.

The third item of business was consideration of a COA application for wall signage for the rear entrance of Dana's Bakery located at 3 & 5 East Liberty Street.

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Gene Gaulin, seconded by Quinn Witte, the Board unanimously approved the application as submitted.

The fourth item of business was consideration of a COA application for the screening of a generator at 107 East Liberty Street.

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Gene Gaulin, seconded by Diane Hanlon, the Board unanimously conditionally approved the application as submitted stating the screen must have horizontal louvers, have a maximum height of 9.5 ft and completely hide the generator; furthermore, upon a Motion by Diane Hanlon, seconded by Gary Stewart, the Board unanimously indicated that the color of the screening must be bronze or black.

The fifth item of business was consideration of a COA application to replace windows at 6 Kings Mountain Street.

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject existing window was located on the rear of the house (and therefore was not visible from the street) and had very little historical significance.
3. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Gary Stewart, seconded by Gene Gaulin, the Board approved the application as submitted. Linda Lowman voted in opposition to the Motion.

The sixth item of business was consideration of a COA application for window signage for Savvy Signs located at 37 North Congress Street.

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. It needed to be verified whether the signage was compliant with maximum allowable area as well as approved font requirements.
3. The subject certificate of appropriateness application did not comply with the HDCDS.

After discussion and upon a Motion by Gary Stewart, seconded by A. Lee McLin, the Board unanimously denied the application as submitted. The Board requested that the applicant resubmit an application for appropriate signage that meets the requirements of the HDCDS.

The seventh item of business was consideration of a COA application for signage and lighting for Scoop's Ice Cream located at 1 North Roosevelt Street.

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The proposed lighting is appropriate for the unique nature of the business.
3. The proposed window signage failed to comply with the HDCDS.
4. The subject certificate of appropriateness application partially complied with the HDCDS.

After discussion and upon a Motion by Beth Bailey, seconded by Quinn Witte, the Board conditionally approved the lighting portion of the application; however, the Board denied approval to the proposed window signage finding that it did not meet relevant HDCDS requirements. Linda Lowman voted in opposition to the Motion. Lee McLin and Gene Gaulin abstained from the vote.

The eighth item of business was discussion of a rezoning application to remove the Local Historic District zoning designation from property located at 136 South Congress Street near the intersection of California Street.

After much discussion, Board unanimously recommended that the application be denied. The Board cited the desire to not diminish the local historical district in that area of the City since the area serves as a main gateway into the City's historical core.

Planning Director Breakfield noted that the application and recommendation would be forwarded to the Planning Commission for recommendation and then to York City Council for an ultimate decision on the matter.

There being no further business, the meeting was adjourned at 4:19 pm.

Respectfully submitted,

C. David Breakfield, Jr. AICP, MCP
Planning Director

cc: File, Board of Architectural Review 4/14/2020
Seth Duncan, City Manager